

BEFORE
THE BOARD OF SUPERVISORS
OF THE COUNTY OF MADERA
STATE OF CALIFORNIA
ORDINANCE NO. _____

AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT
WITH TESORO VIEJO INC. FOR THE TESORO VIEJO PROJECT

SECTION 1

1. TESORO VIEJO INC. (DEVELOPER) has completed and submitted an application to the County of Madera for the preparation and implementation of a development agreement, with appropriate information and fees as required by Madera County Code 15.01.040.

2. The County Board of Supervisors (the "Board") has previously adopted Resolutions 2008-274 and 2008-275, certifying an Environmental Impact Report for the Tesoro Viejo Project ("EIR") and making related findings pursuant to the provisions of the California Environmental Quality Act ("CEQA"), adopted Ordinance No. 636 approving the Tesoro Viejo Specific Plan (the "Specific Plan") adopted Resolution No. 2008-279 approving an Infrastructure Master Plan, and adopted Resolution 2008-277 approving the Water Supply Assessment.

3. Notice of intent to consider adoption of a development agreement for the Tesoro Viejo project has been given as required by law.

4. The Madera County Planning Commission held duly noticed public hearings and recommended that the Board enter into the agreement.

FINDINGS

The Board finds and determines as follows:

1. The development agreement with DEVELOPER is consistent with the Madera County General Plan.

2. The development agreement with DEVELOPER is consistent with the Rio Mesa Area Plan.

- 3. The development agreement with DEVELOPER Corporation is consistent with the Tesoro Viejo Specific Plan.
- 4. This agreement will not be detrimental to the public health and welfare.
- 5. This agreement will not adversely affect the orderly development of property or the preservation of property values.

DECISION

The Board of Supervisors of the County of Madera, State of California, adopts the development agreement with Tesoro Viejo Inc. for the Tesoro Viejo Project.

SECTION 2

This Ordinance shall take effect thirty (30) days from the date of adoption.

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The foregoing Ordinance was adopted this _____ day of _____, 2009 by the following vote:

Supervisor Bigelow voted:	_____
Supervisor Moss voted:	_____
Supervisor Dominici voted:	_____
Supervisor Rodriguez voted:	_____
Supervisor Wheeler voted:	_____

Chairman, Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

Approved as to Legal Form:
COUNTY COUNSEL

By _____